

NAVAJO COUNTY

BOARD OF ADJUSTMENT MEETING

February 11, 2004

Board of Adjustment Members

ATTENDED

1. Bill Arendell, Chairman
2. Arnold Scott

Staff Attendance

1. Bernie St. John, Code Enforcement Officer
2. Alan Knight, Chief Building Inspector
3. David Ashton, Director
4. Mary Bradley, Secretary

ABSENT

Carla Bowen

Meeting held at the Board of Supervisors' Chambers, Holbrook, Arizona – Time 10:00 a.m.

Bill Arendell called the meeting of the Navajo County Board of Adjustment to order, and led the Pledge of Allegiance

Item #1: **Use Permit:** Discussion and possible board action on a request by **Hilario Quiroz** for a Use Permit to allow the conversion of an existing garage into an apartment for a caretaker. **Location:** APN: 209-26-011K, T10N, R21E, Section 10, 7005 Kimball Lane, the Linden area. **Alan Knight** gave a case history of the project and presented a map showing the general area and the site plan. Mr. Knight commented that the staff reports shows that staff recommends approval of this and they would like to rescind this by saying that staff does not recommend denial or approval. Mr. Knight said that if the Board decides to grant this then, staff recommends stipulations with the amendment to stipulation number (Septic System will be properly permitted and installed, prior to conversion). **Hilario Quiroz was not in attendance. No one came forward to speak in favor of this item.** **Stephen Fugate** spoke in opposition. Mr. Fugate said that they are in a well co-op and are concerned with the well running out of water. Mr. Fugate said there are a number of people now residing at the applicant's residence and he has not seen Mr. Quiroz leave for a long duration of time (in reference to the need for the caretakers apartment). **Alan Knight** agreed with Mr. Fugate on the water issue. **Arnold Scott** questioned what would be the difference with the amount of people living there now versus the impact of the caretakers apartment. **Alan Knight** said that the septic system is designed to accommodate the house according to the number of bedrooms. **Bill Arendell** indicated that he is not comfortable with this and made a motion to deny the use permit. **Arnold Scott** agreed with Mr. Arendell and seconded the motion. Motion unanimously carried. (Mr. Quiroz arrived shortly after the start of item number 2)

Item #2: **Use Permit:** Discussion and possible board action on a request by **Beverly Clarke** for a Use Permit to allow a mobile home to be placed on the same 20 acre parcel to house an elderly relative. **Location:** APN: 203-19-010A, T13N, R23E, Section 3, 9350 Reatta Lane, the Cedar Hills area. **Bernie St. John** gave a case history of the project and presented a map showing the general area and the site plan. Mr. St. John said that he received two letters in opposition. Staff recommends approval with stipulations. **Beverly Clarke was not in attendance. Heather Lindquist** spoke in favor and said that she is Beverly Clarke's daughter. Ms. Lindquist said that the home would be for her mother and grandmother (who is crippled) who have been evicted. Ms. Lindquist said that the perc test is already done and her mother would put in her own septic. **Don Lindquist** spoke in favor and is Beverly Clarke's son-in-law and indicated that there is adequate room and water. **No one came forward to speak in opposition.** A motion was made by **Arnold Scott** to approve the use permit with the stipulations stated by staff. **RECOMMENDED STIPULATIONS:** 1. *Septic System will be properly permitted and installed, and/or certified by licensed contractor prior to manufactured home set-up.* 2. *Neither residence shall ever be used as a rental.* 3. *Setbacks must be met as per the area's zoning requirements.* **Bill Arendell** seconded the motion. Motion unanimously carried.

Item #3: Possible approval of the minutes for the **January 7, 2003** meeting. A motion was by **Arnold Scott** to approve the minutes. **Bill Arendell** seconded the motion. Motion unanimously carried.

Item #4: Board Members comments and/or directions to staff. Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic, and the Board may direct Development Services Department staff to study or provide additional information on topics of the Boards choosing. ***Arnold Scott asked staff if they could cite the article in the staff report to the various zoning requests. Mr. Scott & Mr. Arendell also requested that he like ample time to view the letters in favor or opposition with the case number and name of the applicant listed at the top of the document. It was also suggested that if any changes to the staff report were made after their booklets were mailed then they would like to ample time to review it prior to the meeting (send an e-mail attachment of revised staff report). The Board also requested more detailed information on the site plan map (number of bedrooms, wells, garage, setbacks, septic system, leach line etc.) and indicated that everything should be in order before the case is brought to the them.***

With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:38 a.m. A motion was made by **Arnold Scott** to adjourn. **Bill Arendell** seconded the motion. Motion unanimously carried.

The Board reserves the right to adjourn into an executive session when needed, per A.R. S. 38-431.03 (A)(3) for legal counsel on the above matter.

NOTE: A copy of the agenda background material provided to the Board Members (with exception of material relating to possible executive sessions) and taped proceedings are available for public inspection at the Development Services Office, Navajo county Complex, Holbrook, Arizona, and Monday through Friday, 8:00 a.m. to 5:00 p.m.

Signed this _____ day of _____, _____

Signed: _____

**Chairman, Navajo County
Board of Adjustment**

ATTEST:

Development Services Secretary